

Goal 5: Facilitate Compliance With All Applicable Federal, State, And Local Laws And Regulations; Promote Achievement Of Fair Share Housing Goals; Promote Conservation Of Non-Renewable Energy Resources; And Promote Consistency With The Remainder Of The General Plan And Other Major Citywide Planning Efforts

QUANTIFIED OBJECTIVE: Affordable Housing Goals and Community Balance

Provide assistance to 7,546 very low- and low-income households in each community planning area of San Diego, based on SANDAG's overall Affordable Housing Goal for the FY 1999-2004 Housing Element cycle. This assistance may include, but not be limited to, new construction, acquisition and/or rehabilitation of existing housing for conversion to low-income occupancy, rental assistance, preservation of existing housing for lower-income households as affordable, first-time homebuyer assistance, and military family housing, among others. Appendix F outlines the major types of programs that can count toward achievement of the Affordable Housing Goal and Table 6 identifies specific affordable housing tools which are most likely to be utilized in specific communities.

CHANGES TO QUANTIFIED OBJECTIVE SINCE PREVIOUS HOUSING ELEMENT

In the previous Housing Element, the City had allocated "fair share" goals to each community planning area, utilizing the same formula that SANDAG had used in 1991 to allocate fair share goals to each local jurisdiction in the San Diego region. With the advent of the pilot program for Housing Element self-certification in the San Diego region, "fair share" goals have been replaced by "Affordable Housing Goals." A local jurisdiction's "Affordable Housing Goal" provides a benchmark which must be met in order to qualify for self-certification of its Housing Element in 2004. SANDAG distributed Affordable Housing Goals to each local jurisdiction based on a formula that took into account the amount of affordable housing assistance provided by each jurisdiction in the region during the FY 1991-1999 cycle and the level of regulatory tools available in each jurisdiction (primarily redevelopment).

Achievement of Fair Share Goals

Table 5 shows the fair share goals for each community planning area and the extent to which they were actually achieved from 1991 through December 31, 1998. Table 5 also identifies the specific tools or programs which were used to provide affordable housing assistance in each community plan area. This table shows that some communities, particularly those in the Planned Urbanizing Area fell significantly short of their fair share goal, while other communities, primarily in the Urbanized Area, substantially exceeded their goals.

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Table 5. Achievement of Fair Share Goals by Community Planning Area FY 1991-1999 Housing Element Cycle

Community Planning Area	TOOLS USED TO MEET FAIR SHARE GOALS										
	1991-1999 Fair Share	Fair Share Goal Met	First-Time Home Buyer Assist.	New Construction	Rehab	Rental subsidies	Preserv. Afford. Hsg	Military Hsg	Transitional Hsg	Bond Prgm	Shar Hsg
Barrio Logan	50	163	2	149	12						
Beeler Canyon											
Carmel Mtn Ranch	100	1	1								
Carmel Valley	350	45		45							
Centre City	100	607		32	511	24				40	
City Heights**		1,203	243	52	499	202				203	4
Clairemont Mesa	800	266	46		14	61	141				4
College Area	100	71	7	31	18	14					1
Del Mar Mesa	0	0									
East Elliott	0	0									
Eastern**		1,387	129		147	99	254	412		344	2
Fairbanks Ranch	0	0									
Golden Hill	0	179	35	13	88	41					2
Kearny Mesa*		13			12	1					
Kensington-Talmadge*		82	20	13	37				11		1
La Jolla	450	5			4	1					
Linda Vista	200	206	26	81	17	45				32	5
Mid-City*	100										
Midway	50	107	4		2	19			82		
Mira Mesa	850	317	88	10	138	39				41	1
Miramar Ranch North	100	1				1					
Mission Bay		7			4	3					
Mission Beach	0	0									

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Mission Valley	450	107	27	76	3	1					
Navajo	750	61	18	9	12	17					5
North Park	50	458	85	52	57	156		30		71	7
Normal Heights**		246	33	46	5	63				97	2
Ocean Beach	0	13	4			8					1
Old San Diego	0	0									
Otay Mesa	100	0	0								
Otay Mesa Nestor	300	584	175		40	100	83			186	
Pacific Beach	200	20	2	5	2	8					3
Peninsula	350	24	9		3	10					2
Rancho Peñasquitos	500	43	29			13					1
Rancho Bernardo	650	14	7		1	5					1
Sabre Springs	150	9	9								
San Pasqual	0	3			3						
San Ysidro	0	316	48	14	59	96	99				
Scripps Miramar Ranch	250	2	2								
Serra Mesa*	470	29	14		2	13					
Skyline-Paradise Hills	400	424	204		99	72	2	46			1
Sorrento Hills	0	0									
Southern Comm.	50	1,844	283	29	1,182	207				140	3
Tierrasanta	400	9	6		1	2					
Tijuana River Valley	0	0									

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Torrey Pines	150	0									
University	650	13	3			7					3
Uptown	100	298	12	3	215	68					
Via de la Valle	0	0									
FAIR SHARE GOAL	9,316	9,177	1,571	660	3,187	1,396	579	488	93	1,154	49
Source: City of San Diego, Planning and Development Services Department											

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NOTES:

First Time Homebuyers Assistance:

Includes assistance provided by Housing Commission through Mortgage Credit Certificates and equity sharing and San Diego Neighborhood Housing Services.

New Construction:

Includes units constructed through HUD Public Housing funding, private and non-profit sector projects, density bonus units.

Rehabilitation:

Includes rehabilitation projects funded through HOPWA, Shelter Plus Care, the San Diego Housing Commission (Owner-, Renter- and Mobile Home Owner-Occupied Rehabilitated units), San Diego Neighborhood Housing Services Rehabilitation, and HUD Rental Rehabilitation Section 8.

Rental Subsidies:

Includes Tenant Based Rental Assistance (TBRA) provided through Section 8 certificates/vouchers and HOME funded TBRA.

Preservation of Affordable Housing:

Includes preservation of "At-Risk" Section 8 certificates.

Military Housing:

Includes military family housing.

Bond Program:

Includes only those units guaranteed to be affordable for at least 30 years as required by the SANDAG Self-Certification Guidelines or were added to the City's stock of guaranteed affordable housing units during the FY 1991-1999 Housing Element cycle. Also, some units that utilized bonds were new construction and are therefore shown as part of the New Construction column.

Shared Housing

Housing which matches two or more unrelated adults in an existing home. Those providing the housing are often elderly homeowners in need of companionship and assistance in the home. Those who are housed are very low- and low-income residents, many at risk of homelessness. Shared housing meets the needs of both special populations.

*Kearny Mesa was split from Serra Mesa in the mid-1990s. Therefore, the fair share goal covers both Kearny Mesa and the remainder of Serra Mesa.

**Mid-City was subdivided into four new community planning areas in 1998; City Heights, Eastern, Kensington-Talmadge, and Normal Heights, after the previous Housing Element was written. Therefore, the fair share goal covers Mid-City as a whole and is not broken into the new community planning areas. The number of lower-income households actually assisted is shown for the four new community plan areas in Mid-City.

COMMUNITY BALANCE

The term "community balance" typically refers to the distribution of the population with respect to income level and race and ethnicity. The goals of community balance are to strive to achieve a diversity of population with respect to income, race and ethnicity throughout the City and to avoid over concentrations of any one-population group in any particular community. As used in

the Housing Element, the term “community balance” refers primarily to diversity with respect to income. San Diego adopted Council Policy 600 in 1972 to promote balanced communities.

Although this goal is difficult to achieve because of disparities in housing costs throughout the City, it is important to strive for because of its relationship to other community objectives. Low wage jobs are prevalent in all communities throughout San Diego. Low wage jobs exist wherever there are shopping malls and other retail trade. According to SANDAG, the average annual wage for retail trade in San Diego in 1995 was \$14,969⁶. Achievement of better community balance with respect to income has potential implications for reduction of trips and traffic congestion and improvement of air quality if there is an opportunity for all income groups to live in proximity to employment. Appendix F provides SANDAG’s estimates of retail trade jobs by community planning area for 1995 and 2004.

AFFORDABLE HOUSING GOALS

Table 6 summarizes the extent to which the tools of New Construction, First-Time Homebuyers Assistance, and Rehabilitation have been utilized by Phased Development Area over the previous Housing Element cycle, FY 1991-1999. Table 6 indicates that these tools have been utilized primarily in the Urbanized Communities of San Diego. It also illustrates that under current adopted policies, it is extremely difficult to achieve affordable housing goals in the Planned Urbanizing Communities. In the Future Urbanizing Area, the Affordable Housing Set-Aside enables affordable housing goals to be reached. And in the Urbanized Communities, the tools listed above and in Table 6 are available. While these tools may also be utilized in the Planned Urbanizing Communities, they have been utilized primarily in the Urbanized Communities.

⁶SANDAG, U.S. Bureau of the Census, County Business Patterns, 1995

Table 6. Use of Affordable Housing Tools by Phased Development Area, FY 1991-1999

Tool ⁷	Phased Dev Area	Units	% Of City Total
New Construction	Urbanized	605	92
	Planned Urbanizing	55	8
	Future Urbanizing	0	
First-Time Homebuyer Asst	Urbanized	1,429	91
	Planned Urbanizing	142	9
	Future Urbanizing	0	
Rehabilitation	Urbanized	3,047	96
	Planned Urbanizing	140	4
	Future Urbanizing	3	0
Rental Subsidies	Urbanized	1,329	95
	Planned Urbanizing	67	5
	Future Urbanizing	0	

While Table 6 indicates that no affordable units were constructed in the Future Urbanizing Area during the FY 1991-1999 Housing Element cycle, approximately 700 affordable units are projected during the next Housing Element cycle. Table 7 shows the affordable housing tools that are likely to be utilized in each community planning area, based on historical patterns and identifies those communities where construction of new affordable units is anticipated. The potential number of units is projected, based on currently known plans or projects.

Table 7 identifies those communities where various affordable housing tools that affect the existing housing stock are most likely to be utilized. These tools are first-time homebuyer opportunities, rehabilitation, and rental subsidies. Specific numbers are not indicated: instead, the communities where these tools are likely to be used are marked with an "X." These tools will generally be applied primarily in the older Urbanized communities of San Diego.

⁷Does not include several tools shown in Table 5 of the Housing Element "Tools Used to Meet Fair Share Goals." Tools not listed include Preservation of Affordable Housing, Military Housing, Transitional Housing, Bond Program units and Shared Housing

Table 7 also identifies where new construction of affordable units is likely to occur over the next five years by community. Based on known projects, either anticipated or approved. Total of 3,492 new affordable units are projected to be added in San Diego over the next five years. About half of these would be new military housing planned by the military at MCAS Miramar, the Naval Training Center and Cabrillo Heights in Serra Mesa.

Table 7. Affordable Housing Tools Likely to Be Utilized in Specific Communities

Community	First-Time Homebuyer Assistance	Rehab	Rental Subsidies	New Construction
Barrio Logan	X	X	X	
Beeler Canyon ¹				106
Black Mountain Ranch ²				221
Carmel Mountain Ranch	X			
Carmel Valley ³	X			
Centre City ⁴	X	X	X	230
City Heights	X	X	X	
Clairemont Mesa	X	X	X	
College Area ⁵	X	X	X	325
Del Mar Mesa				
East Elliott ⁶				
Eastern	X	X	X	
Fairbanks Ranch				
Golden Hill	X	X	X	
Kearny Mesa				
Kensington-Talmadge	X		X	
La Jolla				
Linda Vista	X	X	X	
MCAS ⁷ Miramar				1,600
Midway	X	X	X	
Mira Mesa	X	X	X	
Miramar Ranch North	X			
Mission Bay ⁶				
Mission Beach				
Mission Valley	X			
Navajo	X		X	

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Table 7. Affordable Housing Tools Likely to Be Utilized in Specific Communities

Community	First-Time Homebuyer Assistance	Rehab	Rental Subsidies	New Construction
Normal Heights	X	X	X	
North Park	X	X	X	
Ocean Beach			X	
Old San Diego		X	X	
Otay Mesa	X	X		
Otay Mesa-Nestor	X	X	X	
Pacific Beach	X		X	
Pacific Highlands Ranch ⁸				120
Peninsula ⁹			X	500
Rancho Bernardo	X		X	
Rancho Peñasquitos	X		X	
Sabre Springs	X			
San Pasqual				
San Ysidro	X	X	X	
Scripps Miramar Ranch	X			
Serra Mesa ¹⁰	X	X	X	88
Skyline-Paradise Hills	X	X	X	
Southeastern Comm's	X	X	X	
Tierrasanta				
Tijuana River Valley	X	X	X	
Torrey Highlands ¹¹				264
Torrey Pines				
University	X		X	
Uptown	X		X	
Via de la Valle				
<u>Total</u>				3,492

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Notes to Affordable Housing New Construction

- ¹Beeler Canyon - 106 units. McMillan & Co. has submitted a Precise Plan for 661 units in Beeler Canyon in the Future Urbanizing Area (FUA). This project is proposed with AR-1-1 zoning which requires consistency with the Land Development Code's Planned Residential Development regulations for the FUA. The PRD regulations require the provision of affordable housing (PRO) within the development. As proposed, the project contains 555 single-family lots and a 106-unit multi-family project for low-income households affordable at 60 percent of area median-income. Project discretionary approvals are expected by December 2000 and completion is anticipated by 2004.
- ²Black Mountain Ranch - 162 units. The Black Mountain Ranch Subarea Plan (formerly Subarea I of the North City Future Urbanizing Area (NCFUA) requires all residential developments to provide housing for low-income households affordable at 60 percent of area median-income. At build-out, 864 affordable units will be provided. As of May 2000, two projects, both submitted by Black Mountain Ranch Limited Partnership, had obtained discretionary permit approvals. These projects will provide a total of 221 affordable units. Completion is anticipated by 2004.
- ³Carmel Valley - 38 units. Seabreeze Farms is a project that initially was part of the Pacific Highlands subarea of the Future Urbanizing Area. In 1996, the site received electoral and discretionary approvals for shifting the property to the Carmel Valley Community Plan Area. As part of the Seabreeze Farms property approvals, the provision of affordable housing consistent with the NCFUA Framework Plan was required. In September 1999, the Seabreeze project obtained discretionary permits for the construction of single-family homes and a 38-unit multi-family project for low-income households affordable at 60 percent of area median-income. Construction of this project is anticipated by 2002.
- ⁴Centre City - 230 units. This projection incorporates estimates from CCDC and the City's Redevelopment Agency staff to reflect new units for low- and very low-income households with Low/Mod Redevelopment Set-Aside funds.
- ⁵College Area - 325 units. This projection incorporates plans of the SDSU Redevelopment Plan to develop 325 units through 2004. Sixty-two units would be fraternity apartments. Between 250 - 300 units are planned as part of a mixed-use project that would also include retail, entertainment and hotel/theater uses.
- ⁶No permanent residential development is anticipated in this community.
- ⁷MCAS Miramar - 1,600 units. The military has plans for up to 1,600 units of military family housing. Several sites, all on base at MCAS Miramar, are under consideration.

⁸Pacific Highlands - 120 units. The Pacific Highlands Ranch Subarea Plan (formerly Subarea III of the NCFUA) requires all residential developments to provide housing for low-income households affordable at 60 percent of area median-income. At build-out, approximately 796 affordable units will be provided. As of May 2000, two projects, both submitted by Pardee Construction Company, had received discretionary permit approvals. These projects will total 120 affordable units. Completion is anticipated by 2004.

⁹Peninsula - 500 units. This projection reflects the military's plans for 500 units of military family housing on land that was previously part of the Naval Training Center.

¹⁰Serra Mesa - 88 units. This projection reflects the military's plans to replace 812 existing military family housing units at Cabrillo Heights with 900 new units at the same site for a net increase of 88.

¹¹Torrey Highlands - 264 units. The Torrey Highlands Subarea Plan (formerly Subarea IV of the NCFUA) requires all residential developments to provide housing for low-income households affordable at 60 percent of area median-income. At build-out, approximately 416 affordable units will be provided within the subarea. As of May 2000, five projects had received discretionary permit approvals which all contain the required provision of affordable units. Two of these projects, Torrey Del Mar and Torrey Santa Fe, are proposed as common site projects which will provide surplus affordable units. These surplus affordable units may be utilized by the property owner to meet the affordable unit obligation for their other Subarea IV projects, or to meet another developer's obligation within Torrey Highlands. A third common site, Torrey Highlands Greystone, is anticipated to receive discretionary approvals by late 2000. Combined, these three common sites will provide 264 affordable units with construction expected by 2003.

POLICIES:

1. The City shall seek attainment of community balance with respect to utilization of affordable housing resources. Available tools include new construction, acquisition, first-time homebuyer assistance, rehabilitation, maintenance, and rental subsidies. Different tools will be emphasized in different communities, depending on their needs and the objectives and policies specified in the applicable community plan.
2. Each community plan, action plan, or other similar community-oriented planning document shall include a section addressing affordable housing which addresses the community's affordable housing needs and identifies appropriate policies and programs to achieve the goal, based on the Housing Element and any future policies identified in the Strategic Framework Element. Community plan updates shall also include a projection of future employment opportunities anticipated for lower-income persons and its relationship to affordable housing needs.

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3. In order to achieve community balance objectives, the City shall apply the following criteria as guidelines in evaluating housing development proposals which include lower-income housing units.
 - a. The City shall pursue development or acquisition of housing for lower-income households in accordance with the following priorities:
 - (1) Where lower-income households have a concentration level of 0-20.9 percent
 - (2) Where lower-income households have a concentration level of 21-40.9 percent
 - (3) Where lower-income households have a concentration level of 41-60.9 percent
 - (4) Where lower-income households have a concentration level of 61+ percent

The City shall sanction development and acquisition of such housing where the concentration of lower-income households is 61 percent or higher only in cases where there is strong community support or where there is an overriding need that cannot be satisfied in areas without such concentration. Map 3 identifies areas of concentration of lower-income households.

- b. Insofar as possible, the City shall seek to match housing prices and rent ranges with employment income profiles within individual communities.
 - c. The City shall seek to locate higher density housing principally along transit corridors and in proximity to emerging lower-income employment opportunities.
4. The City shall provide incentives for mixed-use development which include housing, retail, and office uses at transit nodes and other high intensity locations as appropriate.
5. The City shall update and strengthen Council Policy 600-19 (Balanced Communities) by incorporating the above referenced policies in order to move closer toward the achievement of economically and racially balanced communities throughout the City.
6. The City shall promote the dispersal of affordable housing opportunities throughout the City by encouraging mixed-income developments through a variety of programs and by encouraging the dispersal of rental subsidies.
7. The City shall provide a range of regulatory tools to adequately implement the goals of adopted community plans.

PROGRAMS:

1. Inclusionary Housing Program - The Housing Commission and Planning Department will work in conjunction with major stakeholders to design an inclusionary housing program for

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City Council consideration which draws on work completed in the past as well as new input. In keeping with both past and current goals and with the recommendations of the Planning Commission, the program should be flexible with a variety of incentives to facilitate the development of housing affordable to lower-income households, especially in the Planned Urbanizing communities of San Diego. An inclusionary housing program is an essential tool to enable the City to substantially increase the number of housing units affordable to lower-income households and to implement the City's Balanced Communities Policy (see #4 below). The objective is to have a preliminary proposal for consideration by the City Council's Land Use and Housing Committee by fall 2001, with City Council adoption by December 31, 2001.

2. Implementation of Community Plan Density Ranges - The Planning Department and Development Services will utilize the discretionary review process to ensure that the density of proposed housing corresponds with the density ranges in adopted community plans to produce expected housing yields.
3. Target Housing Commission Resources to Planned Urbanizing Communities - The Housing Commission and Planning Department will work jointly to determine the extent to which a portion of First-Time Homebuyers Assistance, Housing Rehabilitation and Rental Subsidies can feasibly be targeted to the Planned Urbanizing Communities.
4. Balanced Communities Policy - Council Policy 600-19 was adopted by the City Council in 1972 to express the City's policy on providing housing for low and moderate households on a decentralized basis without discrimination. This policy will be updated to reflect the policies and programs on community balance in this Housing Element and to affirm the City's commitment to balanced communities. Alternatively, the policy may simply be incorporated into this Housing Element by a future amendment. This Policy shall be updated subsequent to adoption of the Strategic Framework Element which will address issues of the infrastructure in relation to appropriate densities. The Strategic Framework will help to lay the foundation for an updated Balanced Communities Policy.
5. Community Opportunities Program - Through the Fair Housing Council of San Diego, the City will facilitate mobility of Section 8 rent subsidy clients to areas of "low poverty concentration" neighborhoods that offer high quality housing, education and employment opportunities. The Fair Housing Council will provide housing counseling and referral services to 500 eligible families over five years and coordinate ongoing support services (child care, transportation, job and career counseling, etc.) to 350 families after moving.

This program also involves promotion of a coordinated regional strategy for Section 8 rent subsidies. The Fair Housing Council will partner with five public housing authorities in the region to identify existing barriers to mobility and choice in the Section 8 program and will identify inconsistent policies, rules and regulations among Section 8 programs in the San

Diego region. The intent is to develop a collaborative regional approach to administration of the Section 8 program in a coordinated manner.

6. Housing Relocation Fund - As part of the Community Opportunities Program, the Fair Housing Council will administer a relocation fund to assist lower-income households in moving to areas of "low poverty concentration." The Relocation Fund can also be used in conjunction with other City programs to facilitate moves to less concentrated neighborhoods. This program supports and implements the City's goal of promoting freedom of housing choice and spatial deconcentration of lower-income households. Approximately fifty households annually could be assisted with moving expenses.
7. Transit-Oriented Development (TOD) Program - This program contains policies and proposals to achieve an urban form which reduces dependence on the automobile and promotes a more transit and pedestrian-oriented environment. The program will propose specific actions to promote a more efficient land use and transportation pattern.

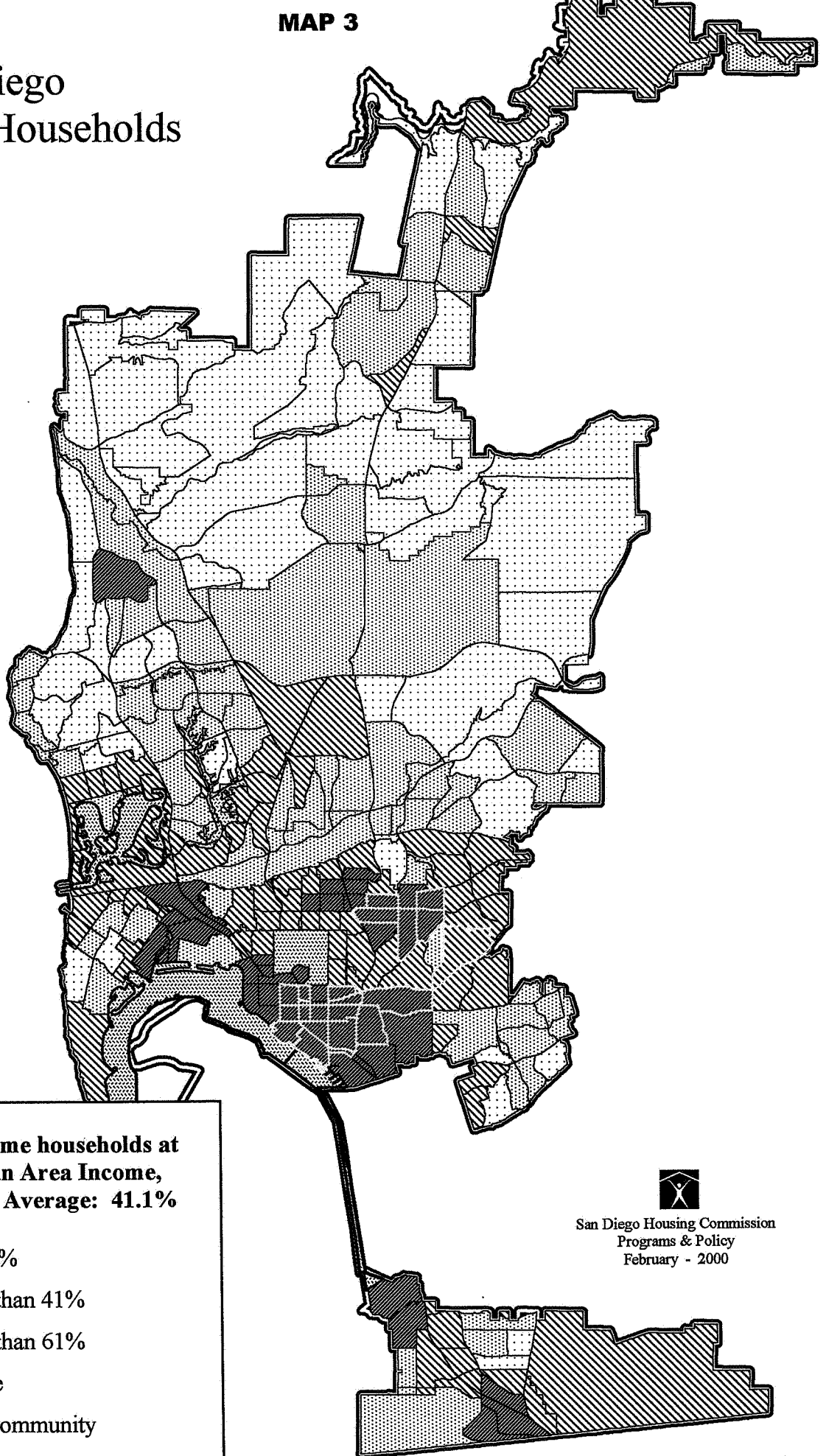
A primary objective of the TOD program is to promote moderate and higher density housing developments in conjunction with public parks and plazas, office and commercial facilities in mixed-use developments located at strategic points on the existing and planned transit system. Transit-oriented developments will facilitate achievement of community affordable housing goals by facilitating higher density development in concert with supporting infrastructure and amenities.

A primary means of implementing transit-oriented development will be the City of Villages strategy through the Strategic Framework Element of the General Plan. Villages are envisioned as focused centers where housing, employment, commercial and civic/educational uses can coexist and are connected to create a cohesive whole. Transit will be integral to implementing the village concept.






Specific actions to implement affordable housing goals through the Transit-Oriented Development program may include:

- a. Incorporate principles and guidelines to achieve a more compact development pattern into the Strategic Framework Element of the General Plan.
- b. Amend the Transportation and Urban Design elements of the General Plan to incorporate TOD guidelines.
- c. Identify approximately 30-40 potential locations for Villages pursuant to the City of Villages strategy in the Strategic Framework Element.

City of San Diego Low-income Households



**Percentage of low-income households at
80% or less of Median Area Income,
per 1990 Census. City Average: 41.1%**

-  Less than 21%
-  21% to less than 41%
-  41% to less than 61%
-  61% or more
-  Enterprise Community



San Diego Housing Commission
Programs & Policy
February - 2000

IMPLEMENTATION CHARTS: Affordable Housing Goals and Community Balance

Program	Policy	5-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Target Housing Commission Resources to Planned Urbanizing Communities	Seek attainment of community balance with respect to utilization of Affordable housing resources. Different tools will be emphasized in different communities, depending on needs, economics and community plan objectives and policies.	Propose amended policy	Housing Comm Planning Dept	By FY 2001	Housing Comm	Lower Income Households
	Develop or acquire housing for lower income persons in accordance with the following priorities based on Proportion of lower income persons in a census tract. 1. 0 - 20.9% 2. 21 - 40.9% 3. 41 - 60.9% 4. 61 - 80.9% 5. 81 - 100%					
Implementation of Community Plan Density Ranges	Insofar as possible, the City shall seek to match housing prices and rent ranges with employment income profiles within individual communities.	All discretionary reviews	Planning Dept	Ongoing	General Fund	Small HH's Nontraditiona households Lower Income Households
	Locate higher density housing principally along transit corridors and in proximity to emerging lower income employment opportunities.					
	The City shall provide a range of regulatory tools to adequately implement the goals of adopted community plans.					
Update Council Policy 600-19	Update and strengthen Balanced Communities Policy to incorporate other community balance policies and programs in Housing Element in order to move closer toward economically and racially balanced communities throughout the City.	amended Policy Propose amended Policy	Housing Comm Planning Dept	By FY 2003	Housing Comm. General Fund	Lower Income Households

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IMPLEMENTATION CHARTS: Affordable Housing Goals and Community Balance

Program	Policy	5-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Inclusionary Housing	The City shall promote dispersal of affordable housing by encouraging mixed income developments through a variety of programs and by encouraging dispersal of rental subsidies.	Propose Ordinance for City Council consideration	Housing Comm Planning Dept	By FY 2002	General Fund Housing	Lower Income Households
Community Opportunities Program		Provide counseling and referral to 500 eligible families and ongoing support services to 350 families after moving	Fair Housing Council Housing Comm	By FY 2004	HUD Housing 4 Other HA's	Very Low-Income Households
Relocation Fund		50 per year	Fair Housing Council Housing Comm	By FY 2002	HUD Housing	Very Low-Income Households
Transit Oriented Development Program	Locate higher density housing principally along transit corridors and in proximity to emerging lower income employment opportunities. Provide incentives for mixed-use development which includes housing, retail, and office uses at transit nodes & other high intensity locations.	Incorporate TOD guidelines and principles into Strategic Framework and Transportation and Urban Design Elements	Planning Dept	By FY 2002	General Fund	General Public

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QUANTIFIED OBJECTIVE: Use of Redevelopment Agency Low- and Moderate-Income Set-Aside

Provide housing assistance to at least 1,100 very low-, low- or moderate-income households. Such assistance can be in the form of new or rehabilitated housing units and can also include provision of additional transitional shelter facilities.

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

It is anticipated that the Redevelopment Agency Set-Aside fund will generate approximately \$5 million annually or approximately \$25 million over the full five-year Housing Element cycle. Approximately \$20 million of these monies will be generated by Centre City redevelopment activity. The remaining \$5 million will be generated by the Southeastern Economic Development Corporation and the ten redevelopment project areas that the City of San Diego administers.

Based on these anticipated Set-Aside funds, it is projected that approximately 1,100 new or rehabilitated units for very low-, low- or moderate-income households can be provided during the FY 1999-2004 Housing Element cycles. This represents an increase of 100 units from the previous Housing Element for redevelopment activity.

POLICIES:

1. The Redevelopment Agency shall coordinate its plans and programs for the provision and preservation of affordable housing with those of other governmental and non-profit agencies involved in the provision of housing.
2. Each redevelopment project area contains a unique set of housing needs and redevelopment law provides for a broad range of allowable housing activities. The Redevelopment Agency shall evaluate the needs for very low-, low- and moderate-income housing within a redevelopment project area and shall program housing activities to meet the needs of the project area. The Agency's goal shall be to create balanced neighborhoods and to create new lower-income housing and retain and improve existing lower-income housing within a redevelopment project area. Set-Aside funds may be used outside of a redevelopment project area when the housing will be of benefit to the project area.

While Set-Aside funds will be utilized primarily to assist low- and very low-income households, the Redevelopment Agency anticipates that it will also be necessary to subsidize housing affordable to median-income households in order to achieve a balance of incomes in redevelopment areas, which currently have a high number of lower-income households.

3. The Redevelopment Agency shall provide for the transfer of excess surplus Set-Aside funds to the Housing Trust Fund.
4. The Redevelopment Agency shall provide for the transfer of excess surplus Set-Aside funds to the Housing Trust Fund.4. In order to increase the impact of Housing Set-Aside funds, the Redevelopment Agency shall seek to leverage these funds to the maximum extent possible, with other private, local, state, and federal dollars available for such purposes. Furthermore, administrative expenditures should be a reasonable proportion of total amounts budgeted for housing projects and programs to insure the maximum flow of funds to affordable housing projects.
5. The Redevelopment Agency should insure the preservation of affordable units by requiring Agency assisted or constructed units to remain affordable to lower-income households for a specific period of time. At a minimum, newly constructed or substantially rehabilitated renter- and owner-occupied units shall remain affordable for thirty years.
6. The Redevelopment Agency shall report the activities funded by the Set-Aside fund and the status of unexpended monies within the fund in the Agency Annual Report that is filed no later than 6 months after the end of the fiscal year.
7. The Redevelopment Agency shall develop a comprehensive strategy for use of Redevelopment Set-Aside funds in conjunction with Housing Commission funds to develop housing for very low-income families outside the boundaries of redevelopment project areas.

PROGRAMS:

1. Rental Rehabilitation - Redevelopment Set-Aside funds will be utilized to assist in the rehabilitation of multi-family rental housing. Based on projected Set-Aside funds, projects already in the pipeline and trends, approximately 310 rental units will be rehabilitated. Of these, approximately 260 units will be affordable to very low-income households and fifty will be affordable to moderate-income households.
2. Rental New Construction - Redevelopment Set-Aside funds will be utilized to subsidize the construction of rental units for low- and very low-income households. Approximately 700 new rental units are projected, of which approximately 475 units would be for very low-income renters and 230 units will be for moderate-income renters.
3. Owner-Occupied Housing Rehabilitation - Redevelopment Set-Aside funds will be utilized to subsidize the rehabilitation of housing owned and occupied by very low-, low- or moderate-income households. Approximately 100 owner-occupied units will be rehabilitated. Of these, it is projected that approximately twenty units will be for very low-income owners, and eighty will be for low-income owners.

Goal 5: Facilitate Compliance With All Applicable Federal, State, And Local Laws And Regulations; Promote Achievement Of Fair Share Housing Goals; Promote Conservation Of Non-Renewable Energy Resources; And Promote Consistency With The Remainder Of The General Plan And Other Major Citywide Planning Efforts

4. For-Sale Units - Redevelopment Set-Aside funds will be utilized to subsidize the construction of new for-sale units for moderate-income households and first-time homebuyers. Approximately 45 units may be assisted through this program. Of these, approximately five units will be for very low-income households, thirty units will be for low-income households, and ten units will be for moderate-income households.
5. Transitional Housing - Redevelopment Set-Aside funds may also be utilized to subsidize the purchase and rehabilitation of transitional housing for lower-income persons who need a stable environment because of former substance abuse and/or mental illness. Approximately 150 transitional spaces may be added through this funding source. These spaces would be part of the 1,250 additional transitional housing spaces proposed under the New Construction Quantified Objective.
6. Very Low-Income Housing for Families - Where a benefit to a redevelopment project area can be demonstrated, Redevelopment Set-Aside funds will be utilized to assist in the construction of new housing for families outside the boundaries of formally defined project area boundaries.

IMPLEMENTATION CHARTS: Use of Redevelopment Agency Low and Moderate Income Set-Aside Fund

Program	Policy	5-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Rental Rehabilitation	The Redevelopment Agency shall coordinate its plans and programs for the provisions and preservation of affordable housing with those of other Governmental and not-for-profit agencies involved in the provision of affordable housing.	Units: 310	Private Developers Hsg. Comm. Redevelopment Agency	approx. 65 per year	Conventional Hsg. Comm. Redevelopment Agency	260 VL Income 50 Mod Income
Rental New Construction	The Redevelopment Agency shall evaluate the needs for very low, low And moderate income housing within a redevelopment project area and shall program housing activities to meet the Needs of the project area. The Agency's	Units: 705	Redevelopment Agency Private Developers Not-for-Profit Corps Hsg. Comm.	approx. 140 per year	Conventional Tax Credits/ Tax-Ex. Bonds Redevelopment Agency	475 VL Income 230 Mod Income
Owner-Occupied Housing Rehabilitation	Goal shall be to create balanced neighborhoods and to create new lower Income housing and retain and improve existing lower income housing within a redevelopment project area.	Units 100	Redevelopment Agency	approx. 20 per year	Set-Aside Fds	20 VL Income 80 Low Income
For Sale Units	The Redevelopment Agency shall provide for the transfer of excess surplus set-aside funds to the Housing Trust Fund.	Units: 45	Redevelopment Agency Private Developers	approx. 10 per year	Conventional Redevelopment Agency	5 VL Income 30 Low Income 10 Mod Income
Transitional Housing	In order to increase the impact of housing set-aside funds, the Redevelopment Agency shall seek to leverage these funds to the maximum extent possible with other private, local, state and federal dollars available for such purposes. The Redevelopment Agency should insure the preservation of affordable units by requiring Agency assisted or constructed units to remain affordable for a minimum of 30 years.	Beds 150	Homeless Providers	approx. 30 per year		
Very Low-Income Housing for Families	The Redevelopment Agency shall develop a comprehensive strategy for use of Redevelopment Set-aside funds in conjunction with Housing Commission funds to develop housing for very low-income families outside of redevelopment project areas.	Strategy by FY 2002	Redevelopment Agency Private Developers		Redevelopment Agency Tax Credits/ Tax Ex. Bonds	VL Income Fam

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QUANTIFIED OBJECTIVE: Reduction of Housing Discrimination

In accordance with the Consolidated Plan submittal regulations of HUD, dated January 5, 1995, the City will conduct an Analysis of the Impediments (AI) to fair housing choice in five-year intervals. This AI should be completed on or before August 2000. The AI should include a comprehensive review of policies, procedures and practices that affect the location, availability and accessibility of housing and the current residential patterns and conditions relating to fair housing choice. The protected classes covered under this objective include discrimination based on: race or color, national origin, religion, gender, familial status (presence of children), physical or mental disability, age, sexual orientation, or marital status.

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

The previous Housing Element had an objective to decrease by the occurrence of incidents of differential treatment against the protected classes under the Fair Housing Act Amendments of 1988 and the California state laws by at least 50 percent as specified under the Civil Rights Act and the Fair Employment and Housing Act. The City has concluded that this objective is unrealistic. Housing discrimination tends to be under-reported because it typically occurs between two people. Many factors may influence whether or not a person allegedly victimized by discrimination may actually report the incident. Secondly, the City has no enforcement authority against discrimination. Enforcement is available only through the judicial system. Therefore, a more appropriate objective is completion of a comprehensive Analysis of Impediments to fair housing choice in order to identify appropriate actions that the City might take to reduce housing discrimination.

BACKGROUND INFORMATION:

FAIR HOUSING CHOICE

Fair Housing Choice should be understood as . . .

“The ability of persons of similar incomes, who are searching similar housing units, in same housing or related markets, to have available to them the same housing choices, regardless of race, color, religion, sex, disability, familial status or national origin.”⁸

IMPEDIMENTS TO FAIR HOUSING CHOICE

An impediment to fair housing choice is . . .

“An action, omission or decision taken because of race, color, religion, sex, disability, familial status or national origin, that restricts housing choice or the housing choices or the availability of housing choice.”⁹

⁸U.S. Department of Housing and Urban Development Honor Advisory Letter, July 11, 1995

⁹Ibid

An impediment is also . . .

“Any action, omission or decision that has this kind of effect. Policies, practices or procedures that appears neutral on their face, but which operate to deny or adversely affect the provision of housing to persons (in any particular protected class), may constitute such impediments.”¹⁰

PROPOSED CONTENT OF ANALYSIS OF IMPEDIMENTS

The Analysis of Impediments shall include the following elements:

- a. Relevant public policies and practices regarding zoning and building codes and the impact, if any, of said policies and practices on the achievement of fair housing choice.
- b. Indications of violations of fair housing practices within the jurisdiction resulting from defensible samplings or technically sound testing at the local level.
- c. Segregated housing conditions, if any, and incidents of racial violence or threats of violence associated with housing.
- d. Location of job opportunities in relationship to areas of residential concentration of classes of persons protected by the Fair Housing Act.
- e. Demographic housing patterns.
- f. Home Mortgage Disclosure Act (HMDA) data as discrimination indicators, if any.
- g. The existence or extent of steering, blockbusting, deed restrictions or unreasonable occupancy quotas.
- h. The existence of insurance redlining.
- i. Unlawful real estate brokerage and lending services and practices.
- j. Exclusionary zoning and discriminatory land use patterns.

POLICIES:

1. The City shall fund, support and promote programs designed to “affirmatively further” fair housing through:
 - a. Outreach and education of the public, including housing consumers and providers.

¹⁰Ibid

- b. Provision of an easy access public complaint process for receiving, investigating and resolving (through conciliation or enforcement referrals) bonafide housing discrimination complaints (a bonafide home seeker is one who is actively pursuing a housing opportunity/unit).
- c. Maintenance of records which track all activities involved in fair housing programs including:
 - (1) The number, types and nature of all outreach activities and materials disseminated,
 - (2) Protected groups affected,
 - (3) HUD required report data including demographics of complainants,
 - (4) Comprehensive audits (in addition to race, including familial status and disability and other protected classes) conducted to measure the extent, type and incidence of housing discrimination,
 - (5) Resolution of complaints, identifying how cases have been resolved.
2. The City shall assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcement agencies.
3. The City shall acknowledge the existence of certain exempt senior citizen housing which meets HUD and state guidelines for such exemptions.
4. The City shall continue the implementation of Council Policy 600-20 which requires as a condition of all tentative maps, the submission of an affirmative marketing program.

PROGRAMS:

1. Fair Housing Analysis of Impediments - The Housing Commission shall contract for and supervise the preparation of a fair housing Analysis of Impediments to be conducted by August 2000. This analysis should build upon the previous analysis and include the factors described under "Proposed Content of Analysis of Impediments."
2. Support of Fair Housing Organizations - The City shall continue to support the Fair Housing Council and the Community Housing Resource Board which disseminate information about fair housing rights and responsibilities or offer related services. Where permitted by law, this support should include contracts with these organizations to carry out the City's

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responsibilities for fair housing outreach. Support should also include cooperation with outreach programs conducted by such groups.

- 3 Implementation of Council Policy 600-20 - Submission of an affirmative action marketing program, as required by Council Policy 600-20, is a condition of approval attached to all tentative maps for proposed residential development. The City Manager shall review affirmative marketing programs for adequacy prior to recordation of the final maps. Voluntary signatories to the HUD/BIA master affirmative marketing agreement are exempt from this program, since the master agreement constitutes full and complete satisfaction of Council Policy 600-20. Tentative maps involving less than twenty units also are exempt.

IMPLEMENTATION CHARTS: Housing Discrimination

Program	Policy	5-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Fair Housing Analysis of Impediments	Fund, support and promote programs to "affirmatively further" fair housing through a. Outreach and education b. An easy access public complaint system c. Tracking of all activities, complaints, violations, follow-up actions, etc.	Complete AI by August, 2000	Fair Housing Council	8/2000	Housing Commission	Protected Classes.
Implementation of Council Policy 600-20	Continue implementation of Council Policy 600-20	All Tentative Maps as required.	City Manager	FY 99- FY 2004	General Fund	Minority Households
Fair Housing Assessment	The City shall assist in enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, and provide quarterly reports to the City on discrimination complaints and their resolution.	Annual Funding	Fair Housing Council	Annually	Housing Commission	General Public

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QUANTIFIED OBJECTIVE: Energy Conservation

Maintain the goal of reducing by two percent total utility consumption per customer, although total energy demand is expected to increase during the period due to population growth.

Water Utilities Department: Water Conservation will increase to five percent by 2005 over current levels according to The City of San Diego's Strategic Plan for Water Supply.

Promote increased energy conservation in 20 housing development projects annually by encouraging developers to exceed California Title 24 standards, accomplished by providing incentives to builders and developers for participation in energy efficiency incentive programs.

Encourage initiatives to increase the use of renewable resources, such as photovoltaic/solar electric systems and solar water heating, with a goal of builders/developers offering solar options in 50 percent of new single-family housing unit developments by FY 2004.

Encourage initiatives to increase the use of solar water heating in multi-family developments with a goal of increasing use of solar water heating to 50 percent of new multi-family housing unit developments by FY 2004.

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

As in the previous Housing Element, the objective is defined in terms of "total energy consumption per customer." The change from "per capita" to "per customer" was made at the suggestion of the San Diego Gas and Electric Company to more accurately gauge usage. One customer is equal to one gas or electric meter. Utility consumption for the Housing Element cycle may prove more difficult to measure as utility customers now have the ability to choose its provider.

POLICIES:

1. The City shall support the San Diego Gas and Electric Company's programs to promote energy conservation.
2. The City shall support the Water Utilities Department's programs to promote water conservation.
3. The City shall support state energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1975 housing.
4. The City shall support and implement its Urban Water Management Plan and Conservation Program (resolution R-277077) to develop a sound water storage program and promote voluntary water conservation and retrofitting of pre-1981 housing.

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5. The City shall encourage and support cost-effective energy technologies with both positive economic and environmental impacts, e.g., passive solar space heating, and cooling and water conservation.
6. Insofar as practical, the City shall utilize its planning processes to promote efficient land use and development patterns which conserve such resources as fuel, water and land.
7. The City shall support and encourage high performance design standards in new construction and redevelopment to promote increased energy conservation.
8. The City shall support the installation of photovoltaic/solar and solar water heating systems on new construction to promote and increase the use of renewable resources.

PROGRAMS:

1. Residential Interior/Exterior Water Survey Program - The Water Utilities Department shall provide residential customers an interior and exterior water use survey of their home. This service shall include a water usage analysis including flow rates of fixtures, checking for leaks, installing water-saving devices, and water efficient landscape and irrigation recommendations. A typical household benefiting from this program can reduce daily water consumption by 13 percent.
2. Ultra-Low Flush Toilet Rebate Program - The Water Utilities Department shall provide cash rebates of \$75 per installed toilet to City residents who install ultra-low flush toilets. This program, which began in 1991, is responsible for over six million gallons per day of water savings and shall provide 30,000 rebates per year through 2004.
3. Single and Multi-Family Audits - The Water Utilities Department will conduct audits on a voluntary basis with single and multi-family households to assist them in reducing water consumption. The audit will include retrofitting residences with water-efficient devices, conducting a landscape water audit, providing specific recommendations for minimizing interior and exterior water usage, and furnishing customized landscape irrigation schedules. Approximately 2,500 City residences shall be audited annually, reaching a total of 12,500 by the year 2004.
4. San Diego Municipal Code Section 93.0208 - This requires that all toilets over 3.5 gallons per flush be replaced with ultra low flush toilets. It also requires that faucets, showerheads, urinals, and reverse osmosis systems also be low-use compliant. This program will shift from an enforcement focus to a marketing campaign to highlight benefits of saving water and money.

5. Enhanced Public Education Program - The components of this public education program include the development of a speaker's bureau, developing and maintaining a Department and Water Conservation website, distribution of higher quality brochures and fact sheets, a media campaign that includes local news stations and radio stations, and better coordination with the County Water Authority and the Metropolitan Water District of Southern California.
6. Residential H-axis Washing Machine Rebate Program - The City of San Diego will issue 750 rebates per year for H-axis washing machines. Residential H-axis washers will save approximately 5,100 gallons per year for 16 years.
7. Citywide Landscape Design Ordinance - The Planning Department will continue to implement the citywide landscape design ordinance which encourages the use of plant materials to reduce heat island effects and requires drought tolerant plants and low flow irrigation systems. The irrigation systems must include rain sensing devices to shut irrigation off during rainy periods and soil sensing devices to measure the amount of moisture in the soil.
8. SDG&E Conservation Programs - The City shall continue to cooperate with the San Diego Gas and Electric Company in the provision of information about their energy conservation programs.
9. Community Energy Partnership Program - The San Diego Regional Energy Office (SDREO) will partner with San Diego Gas and Electric to provide assistance to the City to develop energy efficiency policies to encourage energy conservation through high performance standards in residential construction. SDREO will support the City following policy adoption to maintain program participation and success.
10. Home Energy Partnership Program - San Diego Gas and Electric will provide cash incentives to builders and energy support teams for exceeding Title 24 or meeting Energy Star building standards, offer design assistance and provide free training courses to enhance energy savings in homes.
11. Renewable Buy Down Program - The California Energy Commission will provide cash rebates on eligible renewable energy electric generating systems of up to \$4,500 per kilowatt or 50 percent of the eligible purchase price, whichever is less.
12. California Tax Credit - Solar systems certified by the California Energy Commission and installed with a five-year warranty are eligible to receive a tax credit for tax years 2001-2003 equal to the lesser of 15 percent of the purchase cost of a photovoltaic or wind driven system with a generating capacity of not more than 200 kilowatts. The credit will be reduced to half that amount for tax years 2004 and 2005 and would sunset on January 1, 2006.

13. Strategic Framework - As part of its General Plan update, the Planning Department shall emphasize efficient land use and development patterns which conserve such resources as fuel, water, and land.

IMPLEMENTATION CHARTS: Energy Conservation

Program	Policy	5-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Residential Interior/Exterior Water Survey Program	The City shall support and implement its Urban Management and Water Conservation Program, develop a strong water conservation policy and promote voluntary water conservation and Retrofitting of pre 1981 housing. The City shall encourage and support cost effective energy technologies with both positive economic & environmental impacts,	Ongoing	Water Utilities Department	Ongoing	Water Enterprise Fund	Residential Customers
Ultra Low Flush Toilet Rebate Program	Same As Above Policy	150,000 units	Water Utilities Department	30,000 units annually	Water Enterprise Fund	City Water Customers
Single and Multi-family Audits	Same As Above Policy	12,500 units	Water Utilities Department	2,500 units annually	Water Enterprise Fund	Households receiving audits
San Diego Municipal Code Section 93.0208	Same As Above Policy	Ongoing	City of San Diego	Ongoing	General Fund	City Water Customers
Enhanced Public Education Program	Same as Above Policy	Ongoing	Water Utilities Department	Ongoing	Water Enterprise Fund	City Water Customers
Residential H-axis Washing Machine Rebate Program	Same as Above Policy	3,750 units	Water Utilities Department	750 units annually	Water Enterprise Fund	City Water Customers
Citywide Landscape Design Ordinance	Same as Above Policy	Ongoing review of development plans, as required by demand	Planning and Development Review Department	Ongoing	Planning Fees	Permit Applicants

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IMPLEMENTATION CHARTS: Energy Conservation

Program	Policy	5-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
SDG&E Conservation Programs	<p>The City shall support the SDG&E programs to promote conservation.</p> <p>The City shall support SDG&E conservation programs.</p> <p>The City shall support the installation of energy saving devices in pre-1975 housing.</p>	Ongoing	City Manager	Ongoing	General Fund	General Public
Community Energy Partnership Program	The City shall support and encourage high performance standards in new construction and redevelopment to promote increased energy Conservation.	Ongoing	Regional Energy Office SDG&E Planning Dept Development Services Dept City Energy Coordinator	Ongoing	Regional Energy Off Funds SDG&E Funds	General Public
Home Energy Partnership Program	The City shall support the installation of photovoltaic/solar electric and solar water heating systems on new construction to promote and increase the use of renewable resources.	Ongoing	SDG&E	Ongoing	SDG&E Funds	Deveopers Energy Support Teams
Strategic Framework Element Process	Insofar as practical, the City shall utilize its planning processes, to promote efficient land use and development patterns which conserve such resources as fuel, water, and land.	Ongoing	Planning and Development Review Department/ Water Utilities Department	Ongoing	General Fund	General Public

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